DEED IN TRUST

96522835

THE GRANTORS, IRENE JANCZAK, a widow

of the County of <u>COOK</u> and State of <u>Illimois</u> for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Convey and QUIT CLAIM unto

NORENE DIVITA 6525 N. Nashville Ave.Unit 206B Chicago, IL 60631

. DEPT-OI RECORDING

\$27,50

- T#2222 TRAN 1798 07/09/96 14:12:00

19746 + JL #-94-522835

COOK COUNTY RECORDER

SEE ATTACHED AND MADE A PART HEREOF.

Exempt under provisions of Paragraph e, Section 4, Real Estate Taranser Act.

Date: 6/17/960. m. fallack Rapresentative I horeby declare that the attached deed represents a transaction exempt from caration under the Chicago Transaction Tax Ordinance by Paragraph e of Section 200, 1-294.

Ocator 6/27/91 Q. Try Bellevil

Permanent Real Estate Index Number(s): 10-31-409-006 -1011

Address(cs) of real estate: 6525 N. Nashville Ave. Unit 206B, Chirago, IL 60631

TO HAVE AND TO HOLD the said premises with the appurtenances upon the works and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time and to amend, change or modify leases and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Industries and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of sich and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no eneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the sarrings, avails and proceeds thereof as aforesaid.

If the title to any of the above !s nds is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate altereof, or memorial, the words, "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor_hereby expressly war, es_ and releases_ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exer ptio of homesteads from sale on execution or otherwise. and seal this In Witness Whereof, the grantor hereunto sets her hand State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY MANAGER TIES A LIGHT OFFICIAL SEAL IRENE JANCZAK, a widow personally known subscribed to the foregoing A MAXIM PALLACIOPE We same person__ whose name _ <u>i s</u> MCTARY PUBLIC, SYATEIDS IN PROPERTY DESCRIPTION OF THE PUBLIC SYATEIDS IN PROPERTY PUBLIC, SYATEIDS IN PROPERTY DESCRIPTION OF THE PUBLIC SYATEIDS IN PROPERTY DESCRIP harmess therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this _ mission expires 5487 N. Milwaukee Ave., Chicago, IL 60630 (Name and Address) R QUIT CLAIM AS PARTIES DESIRE SEND SUBSEQUENT TAX BILLS TO: IRENE JANCZAK mashville Ave. Unit 206B MAIL TO: 6525 N. Nashville Ave. Unit 206B) Chicago, IL 60631 Chicago, IL 60631

LEGAL DESCRIPTION:

ILLINOIS.

#1- 206-B- 6526 N.Nashville, Chgo.II. 60631 UNIT NUMBER 6-"B", AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS 'PARCEL'): PART OF LOT 6, IN BILLY CALDWELL'S RESERVATION, IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO, THAT PART OF LOT 1, IN THE SUBDIVISION OF LOT 1, IN HRUBY AND COMPANY'S SUBDIVISION, OF A PART OF THE SOUTH EAST FRACTIONAL $rac{1}{4}$ OF THE SOUTH EAST FRACTIONAL $rac{1}{4}$ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO, PART OF THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF LOT 1, AFORESAID IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM. MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED, NOVEMBER 23, 1971, AND KNOWN AS TRUST NUMBER 58765, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22211098; TOGETHER WITNAM UNDIVIDED 2.578 PERCENT INTEREST IN THE SAID PARCEL, (EXCEPTING FROM SAID PARCEL, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH

IN THE SAID DECLARATION AND PLAT OF SURVEY, IN COOK COUNTY,

#2- 4708 Locust St., Glerview, 11. 60025

Lot 134 in First Addition to Northfield Wood's, a subdivision of part of Lots 3 and 4 and all of bot 5 in Superior Court Partition of Lots 6 and 8 in County Clerk's Division in the West ½ of Section 29 and also of Lots 7 and 8 in County Clerk's Division in Section 30, Township 42 North, Range 12, East of the Third Principal meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE .

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 27, 1996 Signature: a. Tu	adin Pallard
Granton	or Agent
Subscribed and sworn to before me by the said C. Majorial level this 27th day of fine Notary Public et al.	Dennis R. O'Nelli COFFICIAL MY COMMISSION EXPIRES SEAL September 20, 1999

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business of acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 7, 19 Signature Grantee or Agent
Subscribed and sworn to before

me by the said the face this 7 7th day of Notary Public

Dennis R. O'Nolli My COMMMISSION EXPIRES September 20, 1999

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Atach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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